
From: Ken Lederman <ken.lederman@foster.com>
Sent: Monday, July 20, 2020 4:31 PM
To: Leefers, Kristin; Wells, Erika (ENRD) (Erika.Wells@usdoj.gov)
Cc: Ken Lederman
Subject: RE: File Number-3497592-Address-2111 E Hawthorne Road-Seller-Spokane Recycling Company LLC (Email Ref=1783721389)

Hi Kris. I'll check with SRC, but I'm sure this is fine. I wasn't sure if you wanted all encumbrances (not just ones related to payment of costs). Sometimes, agencies want all encumbrances that could be wiped out in a foreclosure or legal action.

Ken Lederman
Principal

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From: Leefers, Kristin [mailto:Leefers.Kristin@epa.gov]
Sent: Monday, July 20, 2020 4:14 PM
To: Ken Lederman; Wells, Erika (ENRD) (Erika.Wells@usdoj.gov)
Subject: RE: File Number-3497592-Address-2111 E Hawthorne Road-Seller-Spokane Recycling Company LLC (Email Ref=1783721389)

Hi Ken,

Erika and I have reviewed and discussed the documents, and we propose the attached document for Appendix D. When reviewing the settlement language, Appendix D needs to list any encumbrances that would need to be paid (such as a payment to resolve a lien) at the time of sale. From our review, it appears that all the existing encumbrances are rights-of-way, easements, utility access, etc.; none of which would require a payment to address at the time of a sale.

Please review our proposal for Appendix D and let us know if that would be acceptable to SRC.

Thanks,
Kris

Kris Leefers
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From: Ken Lederman <ken.lederman@foster.com>

Sent: Monday, July 13, 2020 2:41 PM

To: Leefers, Kristin <Leefers.Kristin@epa.gov>; Wells, Erika (ENRD) (Erika.Wells@usdoj.gov) <Erika.Wells@usdoj.gov>

Cc: Ken Lederman <ken.lederman@foster.com>

Subject: FW: File Number-3497592-Address-2111 E Hawthorne Road-Seller-Spokane Recycling Company LLC (Email Ref=1783721389)

Kris & Erika – Doug forwarded this to me after the meeting. If I’m reading this correctly, then the amount of encumbrances or exceptions against the SRC property are pretty limited. No liens or tax assessments of any kind. A number of easements regarding the rail lines and various utility encroachments, other than a grant of access provided by Kaiser to Kaiser back in 2004. There’s also a “Post Closing Access Agreement” from 2006 which doesn’t have an associated hyperlink, so we may need to request a copy of that document.

Would incorporating the list from the title search into Exhibit D be sufficient, or do you want the hard copy documents attached as well?

Ken Lederman

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From: Doug Byrd [<mailto:doug@byrdrealestategroup.com>]

Sent: Monday, July 13, 2020 1:44 PM

To: Ken Lederman

Subject: FW: File Number-3497592-Address-2111 E Hawthorne Road-Seller-Spokane Recycling Company LLC (Email Ref=1783721389)

Doug Byrd

Designated Broker

509-326-8080 Direct

509-216-6575 Cell



[Washington Agency Law](#)

[Idaho Agency Law](#)

From: sfonte@firstam.com [<mailto:sfonte@firstam.com>]

To: Doug Byrd <doug@byrdrealestategroup.com>

Subject: File Number-3497592-Address-2111 E Hawthorne Road-Seller-Spokane Recycling Company LLC (Email Ref=1783721389)

Title commitment, owners affidavit and maps.

Thank you!

File No.: 4259 3497592

Seller: Spokane Recycling Company LLC

Property Address: 2111 E Hawthorne Road, Mead, WA 99021

You can download Acrobat Reader at <http://www.adobe.com/products/acrobat/readstep2.html>

Scott Fonte
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